

Dewsbury Riverside Developer Note (EiP Action 114): May 2018

At the Dewsbury Riverside Site Specific Session on Tuesday 27 February 2018, a short note was requested which summarises which developers are currently engaged in discussions and negotiations regarding the delivery of the first phase of development.

Please note this is commercially sensitive information and is not to be placed on the public file. This information is provided on a confidential basis to the Examination. We therefore request that the information should not be disclosed to any third parties (other than consultants instructed by the Council to review this report) under the Freedom of Information Act 2000 (sections 41 and 43(2)) or under the Environmental Information Regulations.

Miller Homes are lead promoter and developer for the Dewsbury Riverside scheme having secured Option Agreements on all the land which is not controlled by Kirklees Council. Miller Homes and Kirklees Council have a Memorandum of Understanding and following Cabinet Agreement on 20 March 2018 are now moving to the preparation of a formal legal agreement regarding the Council's landholding within the scheme.

During 2017, Miller Homes secured two outline planning permissions for 240 dwellings. Miller Homes is bringing forward the Ravensthorpe Road scheme in the short term. The Lees Hall Road scheme is being taking forward with Yorkshire Housing, who are preparing and submitting a Reserved Matters application this Spring.

Yorkshire Housing has two housing arms; as a Registered Provider with social housing for rent and as a developer of shared equity and market housing trading under the Space Homes brand [REDACTED]

Yorkshire Housing is also in advanced discussions with Miller Homes about securing a wider interest in Dewsbury Riverside, so that they can take forward further phases of the scheme.

In relation to the Central Gateway and Local Centre, a [REDACTED] GP Surgery [REDACTED], have reconfirmed their interest to develop another Primary Care Centre and are in detailed discussions with both Miller Homes and Kirklees Council to deliver the Health Centre. Initial designs have already been prepared and potential developer partners are also in active discussions. As explained in the accompanying action note 115, the contract to construct the Primary Care Centre cannot be entered

into until there is confirmation of the timescales for relocating the community centre and the formation of the access road.

Similarly, [REDACTED] are in detailed discussions regarding the delivery of the local centre elements of the Central Gateway. [REDACTED] is a commercial property developer who have developed similar schemes throughout the country and most recently [REDACTED]. [REDACTED] have reconfirmed their interest to develop the local centre scheme and are in detailed discussions with both Miller Homes and Kirklees Council. As explained in the accompanying action note 115, the contract cannot be entered into until there is confirmation of the timescales for relocating the community centre and formation of the access road.

An element of the Central Gateway and Local Centre will be extra care and senior living. [REDACTED] [REDACTED] have expressed serious interest in providing this element of the scheme and draft proposals are currently being prepared. As before, the contract to construct this element of the scheme cannot be entered into until there is confirmation of the timescales for relocating the community centre and formation of the access road.

Miller Homes are also in discussions with [REDACTED] about delivering some of the early residential phases. [REDACTED] have two housing delivery organisations, i.e. a Registered Provider providing social housing for rent and a shared equity and market housing development company called [REDACTED]. Both organisations have expressed a serious interest in developing parts of the site.

Miller Homes are also in discussions with [REDACTED] about developing PRS (Private Rented Sector) as well as private housing for sale on the site, with the intention that their inclusion will increase choice of tenure and housing typologies on the site.

Miller Homes and Kirklees Council are in discussions about ensuring an element of the early phases of the site is made available for Custom Build. Feedback through the community engagement that has been undertaken recently indicates there is potentially high demand for custom build in the area.

Therefore, there are contractual agreements, advanced and ongoing discussions with seven developers, including two of which can dual brand their outlets in order to diversify housing choice and accelerate delivery. In addition, part of the site has been provisionally earmarked for Custom Build, which early

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community engagement has indicated there is a demand for in the area. The site is therefore able to deliver the projected housing shown in the trajectory once the Local Plan is adopted.

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